

**CONDITIONS OF APPROVAL – FINAL
TENTATIVE TRACT MAP 33085, EXTENSION #1
CORE HOMES, LLC
JUNE 17, 2013
ORIGINAL MAP APPROVED 12/6/2005; RESOLUTION 2005-098**

GENERAL

1. This Tentative Tract Map Extension shall expire one year from the current expiration date of December 6, 2012 (per AB 208), unless recorded or granted any additional time extension(s) pursuant to Title 13 of the La Quinta Municipal Code (§13.12.160; Extensions of Time for Tentative Maps). Therefore, approval of this Tentative Tract Map Extension is valid for one year from December 6, 2012, expiring on December 6, 2013.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. This Tentative Tract Map, and any Final Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies:
 - Fire Marshal
 - La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit
 - Community Development Department
 - Riverside Co. Environmental Health Department
 - Coachella Valley Unified School District
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Water Quality Control Board (CWQCB)
 - SunLine Transit Agency
 - South Coast Air Quality Management District, Coachella Valley
 - State Water Resources Control Board

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

Coverage under the California Construction General Permit must be obtained by the applicant; who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI") and Waste Discharger Identification (WDID) number to the City prior to the issuance of a grading or building permit.

4. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; the California Regional Water Quality Control Board – Colorado River Basin Region Board Order No. R7-2008-0001 and the State Water Resources Control Board's Order No. 2009-0009-DWQ and Order No. 2010-0014-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land but which is part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP") to the State Water Resources Control Board.

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

- B. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- C. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

- 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
- D. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City Council.
- E. The inclusion in the Master Homeowner's Association (HOA) Conditions, Covenants, and Restrictions (CC&Rs), a requirement for the perpetual maintenance and operation of all post-construction BMPs as required.
5. For newly constructed projects of less than one (1) acre the Permittee shall be required to submit a Storm Water loss prevention plan, in accordance with the 2010 California Green Building Standards Code.
 6. Approval of this Tentative Map shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.
 7. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.
 8. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

PROPERTY RIGHTS

9. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.

10. Pursuant to the aforementioned condition, conferred rights shall include approvals from all necessary persons or entities over easements and other property rights necessary for construction and proper functioning of the proposed development not limited to access rights over proposed and/or existing private streets that access public streets and open space/drainage facilities of the master development.
11. The applicant shall offer for dedication on the Final Map all public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
12. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Madison Street (Primary Arterial, Option A 110' ROW) – The standard 55 feet from the centerline of Madison Street for a total 110-foot ultimate developed right of way.
13. The applicant shall retain for private use on the Final Map all private street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
 14. The private street right-of-ways to be retained for private use required for this development include:

A. PRIVATE STREETS

- 1) Property line shall be placed at the back of curb similar to the layout shown on the preliminary grading plan/tentative map and the typical street section shown in the tentative map. Use of smooth curves instead of angular lines at property lines is recommended.
- 2) Beth Circle – 60 foot right-of-way with two (2) minimum 20' lanes and a raised median as shown on the Tentative Tract Map. Beth Circle is currently a public street and the Developer is proposing to

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

make this a private street. The Developer shall comply with City standards and requirements to make this a private street.

B. CUL DE SACS

- 1) The cul de sac shall conform to the shape shown on the tentative map with a 38-foot curb radius at the bulb or larger as shown on the tentative map.
15. When the City Engineer determines that access rights to the proposed street right-of-ways shown on the approved Tentative Tract Map are necessary prior to approval of the Final Map dedicating such right-of-ways, the applicant shall grant the necessary right-of-ways within 60 days of a written request by the City.
16. Right-of-way geometry for standard knuckles and property line corner cut backs at curb returns shall conform to Riverside County Standard Drawings #801 and #805 dated 05/01/07, respectively, unless otherwise approved by the City Engineer.
17. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.

Pursuant to this requirement, the Applicant shall include in the submittal packet containing the draft final map submitted for plan checking, an offsite street geometric layout, drawn at 1 inch = 40 feet, and detailing the following design aspects: median curb line, outside curb line, lane line alignment including lane widths, left turn lanes, deceleration lane(s) and bus stop turnout(s). The geometric layout shall be accompanied with sufficient professional engineering studies to confirm the appropriate length of all proposed turn pockets and auxiliary lanes that may impact the right-of-way dedication required of the project and the associated landscape setback requirement.
18. The applicant shall offer for dedication on the Final Map a ten-foot wide public utility easement contiguous with, and along both sides of all private streets. Such easement may be reduced to five feet in width with the express written approval of IID.
19. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:

A. Madison Street (Primary Arterial) - 20-foot from the R/W-P/L.

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

The listed setback depth shall be the average depth where a meandering wall design is approved.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes on the Final Map.

20. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas on the Final Map.
21. Direct vehicular access to Madison Street from lots with frontage along Madison Street is restricted, except for those access points identified on the tentative tract map, or as otherwise conditioned in these conditions of approval. The vehicular access restriction shall be shown on the recorded final tract map.
22. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.
23. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the Tentative Tract Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.
24. The applicant shall enter into a reciprocal access agreement with the owner(s) of the property to the north, Tentative Tract Map No. 36297, for access to Madison Street via Beth Circle.

FINAL MAPS

25. Prior to the City's approval of a Final Map, the applicant shall furnish accurate mylars of the Final Map. The Final Map shall be 1" = 40' scale.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

26. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.
27. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- A. On-Site Rough Grading Plan: 1" = 40' Horizontal
- B. PM10 Plan: 1" = 40' Horizontal
- C. WQMP: (Plan submitted in report form)

NOTE: A through C to be submitted concurrently.

- D. Off-Site Street Improvement/Storm Drain Plan:
1" = 40' Horizontal, 1" = 4' Vertical
- E. Off-Site Signing & Striping Plan: 1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berm design in the combined parkway and landscape setback area.

- F. On-Site Street Improvements/Signing & Striping/Storm Drain Plan:
1" = 40' Horizontal, 1" = 4' Vertical

NOTE: D through F to be submitted concurrently.

The following plans shall be submitted to the Building and Safety Department for review and approval. The plans shall utilize the minimum scale specified, unless otherwise authorized by the Building and Safety Director in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

G. On-Site Residential Precise Grading Plan: 1" = 30' Horizontal

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

"Rough Grading" plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

28. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the "Plans, Notes and Design Guidance" section of the Public Works Department at the City website (www.la-quinta.org). Please navigate to the Public Works Department home page and look for the Standard Drawings hyperlink.
29. The applicant shall furnish a complete set of the mylars of all approved improvement plans on a storage media acceptable to the City Engineer.

Upon completion of construction, and prior to final acceptance of the improvements by the City, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall employ or retain the Engineer Of Record during the construction phase of the project so that the EOR can make site visits in support of preparing "Record Drawing". However, if subsequent approved revisions have been approved by the City Engineer and reflect said "Record Drawing" conditions, the Engineer Of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

IMPROVEMENT SECURITY AGREEMENTS

30. Prior to approval of any Final Map, the applicant shall construct all on and off-site improvements and satisfy its obligations for same, or shall furnish a fully secured and executed Subdivision Improvement Agreement ("SIA") guaranteeing the construction of such improvements and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.
31. Any Subdivision Improvement Agreement ("SIA") entered into by and between the applicant and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Tentative Tract Map, shall comply with the provisions of Chapter 13.28 (Improvement Security), LQMC.
32. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.
33. If the applicant elects to utilize the secured agreement alternative, the applicant shall submit detailed construction cost estimates for all proposed on-site and off-site improvements, including an estimate for the final survey monumentation, for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

For items not listed in the City's unit cost schedule, the proposed unit costs shall be approved by the City Engineer.

At the time the applicant submits its detailed construction cost estimates for conditional approval of the Final Map by the City Council, the applicant shall also submit one copy each of an 8-1/2" x 11" reduction of each page of the Final Map, along with a copy of an 8-1/2" x 11" Vicinity Map.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant's detailed cost estimates.

Security will not be required for telephone, natural gas, or Cable T.V. improvements.

34. Should the applicant fail to construct the improvements for the development, or fail to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of building permits, and/or final building inspections, withhold other approvals related to the development of the project,

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

or call upon the surety to complete the improvements.

35. Depending upon the timing of the development of this Tentative Tract Map, and the status of the off-site improvements at the time, the Developer may be required to:

- A. Construct certain off-site improvements.
- B. Construct additional off-site improvements, subject to the reimbursement of its costs by others.
- C. Reimburse others for those improvements previously constructed that are considered to be an obligation of this Tentative Tract Map.
- D. Secure the costs for future improvements that are to be made by others.
- E. To agree to any combination of these actions, as the City may require.

Off-Site Improvements should be completed on a first priority basis. The Developer shall complete Off-Site Improvements in the first phase of construction, or by the issuance of the 20% building permit (7 lots total).

In the event that any of the improvements required for this development are constructed by the City, the Developer shall, prior to the approval of the Final Map or the issuance of any permit related thereto, reimburse the City for the costs of such improvements.

GRADING

- 36. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
- 37. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
- 38. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

- D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.
- E. A WQMP prepared by an authorized professional registered in the State of California.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

A statement shall appear on the Final Map that a soils report has been prepared in accordance with the California Health & Safety Code § 17953.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

- 39. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 40. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
- 41. Building pad elevations on the rough grading plan submitted for City Engineer's approval shall conform with pad elevations shown on the tentative map, unless the pad elevations have other requirements imposed elsewhere in these Conditions of Approval.
- 42. Building pad elevations of perimeter lots shall not differ by more that one foot higher from the building pads in adjacent developments.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

43. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus five tenths of a foot (0.5') from the elevations shown on the approved Tentative Tract Map, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
44. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

DRAINAGE

45. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 1 hour, 3 hour, 6 hour or 24 hour event producing the greatest total run off.
46. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
47. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise and as approved by the City Engineer.
48. The project shall be designed to accommodate purging and blowoff water

(through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.

49. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin, unless otherwise approved by the City Engineer.
50. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to LQMC Section 9.100.040(B)(7).
51. The design of the development shall not cause any increase in flood boundaries and levels in any area outside the development.
52. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
53. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.
54. The applicant shall comply with applicable provisions for post construction runoff per the City's NPDES stormwater discharge permit, LQMC Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls) and 13.24.170 (Clean Air/Clean Water); Riverside County Ordinance No. 457; and the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2008-001.
 - A. For post-construction urban runoff from New Development and Redevelopment Projects, the applicant shall implement requirements of the NPDES permit for the design, construction and perpetual operation and maintenance of /BMP's per the approved Water Quality Management Plan (WQMP) for the project, as required by the California Regional Water Quality Control Board – Colorado River Basin (CRWQCB-CRB) Region Board Order No. R7-2008-001.

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

- B. The applicant shall implement the WQMP Design Standards per (CRWQCB-CRB) Region Board Order No. R7-2008-001 utilizing BMP's approved by the City Engineer. A project-specific WQMP shall be provided, which incorporates Site Design and Treatment BMP's utilizing first flush infiltration as a preferred method of NPDES Permit Compliance for Whitewater River receiving water, as applicable.
- C. The developer shall execute and record a Stormwater Management/BMP Facilities Agreement that provides for the perpetual maintenance and operation of stormwater BMP's.

UTILITIES

- 55. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
- 56. There are existing US Bureau of Reclamation (USBR) facilities that affect this development. The conflict with Irrigation Lateral No. 119.2 has been resolved. However, the irrigation line and its respective easement will need to be incorporated into the final map.
- 57. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
- 58. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

- 59. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

60. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access for Individual Properties and Development), LQMC for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
61. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provided lateral containment of dust and residue during street sweeping operations. If a wedge or rolled curb design is approved, the lip at the flow line shall be near vertical with a 1/8" batter and a minimum height of 0.1'. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot, unless otherwise approved by the City Engineer.
62. The applicant shall construct the following street improvements to conform to the General Plan (street type noted in parentheses.)

A. OFF-SITE STREETS

- 1) Madison Street (Primary Arterial; 110' R/W):

Widen the west side of the street along all frontage adjacent to the Tentative Map boundary to its ultimate width on the west side as specified in the General Plan and the requirements of these conditions. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. The west curb face shall be located forty three feet (43') west of the centerline.

Other required improvements in the Madison Street right of way and/or adjacent landscape setback area include:

- a) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- b) A 10-foot wide Multi-Purpose Path. The applicant shall construct a multi-use path per La Quinta Standard 260 along the Madison Street frontage within the landscaped setback. The path surface shall be binder-stabilized decomposed granite as approved by the City Engineer. Multi-Use Path boundaries shall be delineated by a 4-inch

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

wide concrete border between the path and adjacent landscaping. The location and design of the path shall be approved by the City. A split rail fence shall be constructed along the roadway side of the multi-purpose path in accordance with Section 9.140.060 (Item E, 3a) of the Zoning Ordinance. Bonding for the fence to be installed shall be posted prior to final map approval. At-grade intersection crossings shall be of a medium and design and location as approved by the City Engineer on the street improvement plan submittal.

Improvements in the Madison Street right of way eligible for reimbursement from the City's Development Impact Fee fund, in accordance with policies established for that program:

- c) Half width of an 18 - foot wide raised landscaped median along the entire boundary of the Tentative Tract Map.

The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

B. PRIVATE STREETS

- 1) Beth Circle - Construct full improvements within a 60-foot right-of-way, which shall be divided into two (2) minimum 20' travel lanes within a center landscaped median (Entry Street) or as otherwise approved by the City Engineer.
- 2) The location of driveways of corner lots shall not be located within the curb return and away from the intersection when possible.

C. PRIVATE CUL DE SACS

- 1) Shall be constructed according to the lay-out shown on the tentative map with 38-foot curb radius or greater at the bulb similar to the layout shown on the rough grading plan.

- 63. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential	3.0" a.c./4.5" c.a.b.
Primary Arterial	4.5" a.c./6.0" c.a.b.

or the approved equivalents of alternate materials.

64. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
65. All gated entries shall provide for a three-car minimum stacking capacity for inbound traffic to be a minimum length of 62 feet from call box to the street; and shall provide for a full turn-around outlet for non-accepted vehicles as shown on the Tentative Tract Map or as otherwise approved by the City Engineer.

Where a gated entry is proposed, the applicant shall submit a detailed exhibit at a scale of 1" = 10', demonstrating that those passenger vehicles that do not gain entry into the development can safely make a full turn-around (minimum radius to be 24 feet) out onto the main street from the gated entry. Pursuant to said condition, there shall be a minimum of twenty-five feet (25') width provided at the turn-around opening provided.

The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the Fire Department.

Entry drives, main interior circulation routes, standard knuckles, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

66. General access points and turning movements of traffic are limited to the following:
- A. Primary Entry (Beth Circle at Madison Street): Right turn movements in and out and left turn movements in are permitted. Left turn out is prohibited.

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

The applicant shall establish and have recorded any easement from the northerly property over Beth Circle for reciprocal access or as required by the City Engineer.

67. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
68. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.
69. Gated vehicular entry shall be limited to a common gated entry between Tentative Tract Map No. 36279 and Tentative Tract Map No. 33085 on Beth Circle at Madison Street, subject to review and approval by the Public Works Department and Fire Marshal. The developers/owners of Tracts 36279 and 33085 shall be required to provide a copy of an executed agreement for access, construction and maintenance, and provide notice in the respective CC&R's for both tracts, to show concurrence with the gating restriction. In addition, this shall be incorporated into the reciprocal access agreement as required under Condition 24 of this approval, if deemed appropriate by the Public Works Department. Wall and gate design, color and materials will be subject to review by the Community Development Department when permits for those improvements are applied for, and final approval of said improvements may be deferred to the Architectural and Landscaping Review Committee (ALRC).

FIRE MARSHAL

70. Provide for approved standard fire hydrants, located at each intersection and spaced 500 feet apart with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.
71. Residential fire sprinklers are required for all one and two-family dwellings per the California residential Code and the California Fire Code. Developer shall contact the Riverside County Fire Department for the Residential Fire Sprinkler Standard.
72. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

73. Fire Apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standard 06-05 (located at www.rvcfire.org). Access lanes will not have an up or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lanes shall be constructed with a surface so as to provide all-weather driving capabilities.
74. Applicant/Developer shall mount blue dot retro-reflector pavement markers on private streets, public streets and driveways to indicated location of the fire hydrant, per RCFD Standard 06-05 (located at www.rvcfire.org). Markers should be 8 inches from centerline, off to the side that the fire hydrant is on, to identify fire hydrant locations.
75. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
76. Any turn-around requires a minimum 38-foot turning radius.
77. The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with backup power.

CONSTRUCTION

78. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

the last two homes within the development or when directed by the City, whichever comes first.

LANDSCAPE AND IRRIGATION

79. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans).
80. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
81. The applicant shall submit the landscape plans for review, processing and approval to the Community Development Department, in accordance with the Final Landscape Plan application process. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justifies an alternative processing schedule. When plan checking has been completed by the Community Development Department, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to re-submittal for signature by the Community Development Director. Landscape plans for landscaped medians on public streets shall be approved by both the Community Development Director and the City Engineer.

Final landscape plans for on-site planting shall be reviewed by the ALRC and approved by the Community Development Director prior to issuance of the first building permit. Final plans shall include all landscaping associated with this project.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer.

82. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Community Development Director. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 24 inches of curbs along public streets.
83. The applicant or his agent has the responsibility for proper sight distance requirements per guidelines in the AASHTO "A Policy on Geometric Design of Highways and Streets, 5th Edition" or latest, in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way.

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

84. A minimum two rows of existing citrus trees shall be preserved in place along the Madison Street perimeter of the tract and a minimum one row of existing citrus trees shall be preserved along the north, south and west perimeters of the tract. If trees cannot be preserved in place, then they shall be relocated and/or replanted to the extent needed to address this requirement. All preserved trees shall be called out as existing or relocated on the landscape plans when submitted for plan check.

MAINTENANCE

85. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
86. The applicant shall make provisions for the continuous and perpetual maintenance of perimeter landscaping up to the curb, access drives, sidewalks, and stormwater BMP's.

FEES AND DEPOSITS

87. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
88. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).
89. Applicant shall pay the Coachella Valley Multi-Species Habitat Conservation Plan/Natural Community Habitat Conservation Plan Mitigation Fee, in accordance with Chapter 3.34 of the Municipal Code.
90. Applicant shall pay the fees as required by the Coachella Valley Unified School District, as in effect at the time requests for building permits are submitted.
91. Applicant/developer shall pay any mandated fees associated with fire protection facilities, as may be required by the Fire Marshal and/or the City of La Quinta. Any required fee(s) shall be paid to the appropriate agency, prior to issuance of the first dwelling unit permit.
92. Tentative Tract 33085 shall provide for parks through payment of an in-lieu fee, as specified in Chapter 13.48, LQMC. Based on the requirements of Section

13,48.050 LQMC, the amount of park land required for 7 lots is 0.06 acres. The in-lieu payment(s) shall be based upon this acreage requirement, and on the fair market value of the land within the subdivision. Land value information shall be provided to the Community Development Director, via land sale information, a current fair market value appraisal, or other information on land value within the subdivision. In-lieu fees may be paid for each proposed final map phase of a multiple-phased map. Payment of the in-lieu fee shall be made prior to, or concurrently with recordation of the first final map within the tentative map.

93. The applicant shall comply with the Transportation Uniform Mitigation Fee (TUMF) requirements contained in Chapter 3.33 of the LQMC, as in effect at the time building permits are applied for.

COMMUNITY DEVELOPMENT

94. Within 30 days of the initiation of any ground disturbing activity on the project site, the project proponent shall cause a protocol-compliant burrowing owl survey to be completed, submitted to the Community Development Department, and approved. Should the species be identified on the site, the biologist's recommendations for relocation shall be implemented prior to the issuance of any ground disturbance permit.
95. An archaeological monitor shall be present during all earth moving activities. The monitor shall be empowered to stop or redirect such activities if resources are identified. The findings of the monitoring effort shall be documented in a report delivered to the Community Development Department no more than 30 days from the completion of monitoring activities.
96. On and off-site monitoring of earth-moving and grading for the entire site shall be conducted by a qualified paleontological monitor. Monitoring shall be especially thorough in the southeastern portion of the site. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. The applicant shall have entered into a contract for archaeological monitoring with a qualified archaeologist, with a copy of that contract/agreement to be submitted with civil plans for any grading or other land disturbance. The contract shall be reviewed and accepted by Community Development prior to any grading permit approval.
97. Recovered specimens shall be prepared to the point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.

Conditions of Approval – FINAL
Tentative Tract Map 33085, Extension #1
Core Homes, LLC
June 17, 2013

98. The following measures are required for the mitigation of exterior noise levels, to allow the proposed development to comply with interior and exterior noise level thresholds.
- A. The developer shall construct a six-foot block wall, as measured from the inside wall at pad elevation, that separates the entire eastern edge of the site from Madison Street, and extending 100 feet west of Madison along the north and south tract boundary.
 - B. A final acoustical analysis shall be completed and submitted for review at time of building permit plan check, based on final lot layout and pad elevations, to demonstrate that the City's standards for interior and exterior CNEL levels will be met for each proposed dwelling unit.
99. Review of architecture and landscaping for production and/or individual custom homes, shall be subject to Title 9, Section 9.60.330 and 9.60.340, LQMC, as applicable. The Community Development Director or designee shall determine whether the unit(s) applied for constitute custom homes or production-level development. Any custom home design guidelines that may be required shall be reflected or referenced in the CC&R's for TT 33085.
100. The entire perimeter wall design and location, including sound wall areas, entry wall areas, and property line walls, shall be subject to review and approval by the Community Development Department through a master wall plan. The plan shall include a meandering wall along Madison Street, corner cutback walls at all street corners, and a landscaped setback between back of curb and the wall along the south side of Beth Circle, of adequate depth to allow existing citrus trees in the setback. The landscaped setback and meandering wall along Madison Street shall be designed to preserve as many of the existing citrus stands in the parkway within their current locations, without damage to the trees and root ball. The west end of the wall along Beth Circle shall be set back a minimum of 10 feet from the back of curb at the tract entry, with the opposing tract entry wall section set back a minimum of 5 feet from back of curb, so as to create an offset appearance at the entry to the tract. The wall plan shall specify colors and materials to be used for the walls, capping, pilasters, entry monuments, planters, and any other such features.
101. All lots within TT 33085 shall be limited to homes that are one story, 22 feet in height.